

The Bothy

Mavesyn Ridware, Rugeley, WS15 3QE

John 
German





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Offers in excess of £650,000

A particularly appealing detached house which was converted from an agricultural building around 1994, being highly individual with many elegant features and occupying a truly delightful and established plot.

There is a charming reception hall which provides a most welcome introduction to this outstanding property with a part vaulted ceiling, oak striped floor and a useful understairs cupboard. The cloakroom is tastefully appointed having a pedestal wash basin, WC, tiled splashbacks and a Minton style tiled floor.

The superb breakfast kitchen has an attractive and extensive range of units with recessed double Belfast style sink, granite work surfaces and an island dining bar also incorporating granite work surfaces. There is a ceramic hob with extractor canopy above, integrated double oven and microwave, tiled splashbacks, flagstone floor and beam ceiling.

There is a separate utility which has a range of units having contrasting granite effect work surfaces and stainless steel sink and drainer with space and provision for domestic appliances.

The elegant and well proportioned lounge has a wide bay, ceiling beams and a splendid inglenook fireplace which incorporates a log burner. Wide folding part glazed doors open to the spacious dining room which again has ceiling beams, wooden floor and double doors opening to the conservatory which has a tiled floor and provides direct access onto the sun terrace and English country garden. There is also a study which is accessed from the dining room.

The first floor landing has a built in cupboard and doors to the bedrooms and family bathroom. The principal bedroom has a stunning vaulted ceiling with exposed trusses and an en suite comprising a shower with conventional and waterfall heads, wall hung wash basin, WC and full height tiling.

There are three further bedrooms and the second bedroom is also en suite having a double width shower, wash basin and WC set into an integrated unit, splendid tiling and a chrome towel radiator.

The family bathroom is very well appointed featuring a back to wall oval bath with electric shower and screen above, wash basin set into an integrated unit with an extensive range of cupboard space, WC, tiled floor and tiled splashbacks.

This very attractive property stands well back from the lane beyond wrought iron gates which lead to a particularly spacious brick block paved drive providing ample parking for numerous vehicles and giving access to the detached double garage. To the front of the property there is a beautiful lawn garden with a variety of trees.

Immediately from the rear of the property is an English country garden which has a lawned area, terrace, ornamental pool, abundantly stocked borders and wisteria. Beyond this lies a further side terrace area which has a beautiful productive garden and beyond which lies a spacious hidden garden with terrace area and further garden area which is equally well stocked.

Mavesyn Ridware is a particularly appealing, small village surrounded by some lovely Staffordshire

countryside, within walking distance over fields to the River Trent and Trent and Mersey Canal. The larger village of Hill Ridware has an excellent reputable primary school and there are further local shopping facilities at nearby Armitage. The cathedral city of Lichfield has a range of upmarket restaurants and bars, the cross-city line with services to Birmingham stopping at suburban hols along the way, and Trent Valley railway line offering excellent services to London Euston. The M6 toll provides direct access into the national motorway network.

Agents notes:

-The property is situated within a conversation area.

-The Land Registry document refers to charges and covenants and a copy of the document is available upon request.

-There is no mains drainage.

-There is an alarm and CCTV recording at the property.

-There is a very low risk of surface water flooding and medium risk of flooding from rivers.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/ coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfielddc.gov.uk

Our Ref: JGA/14052024

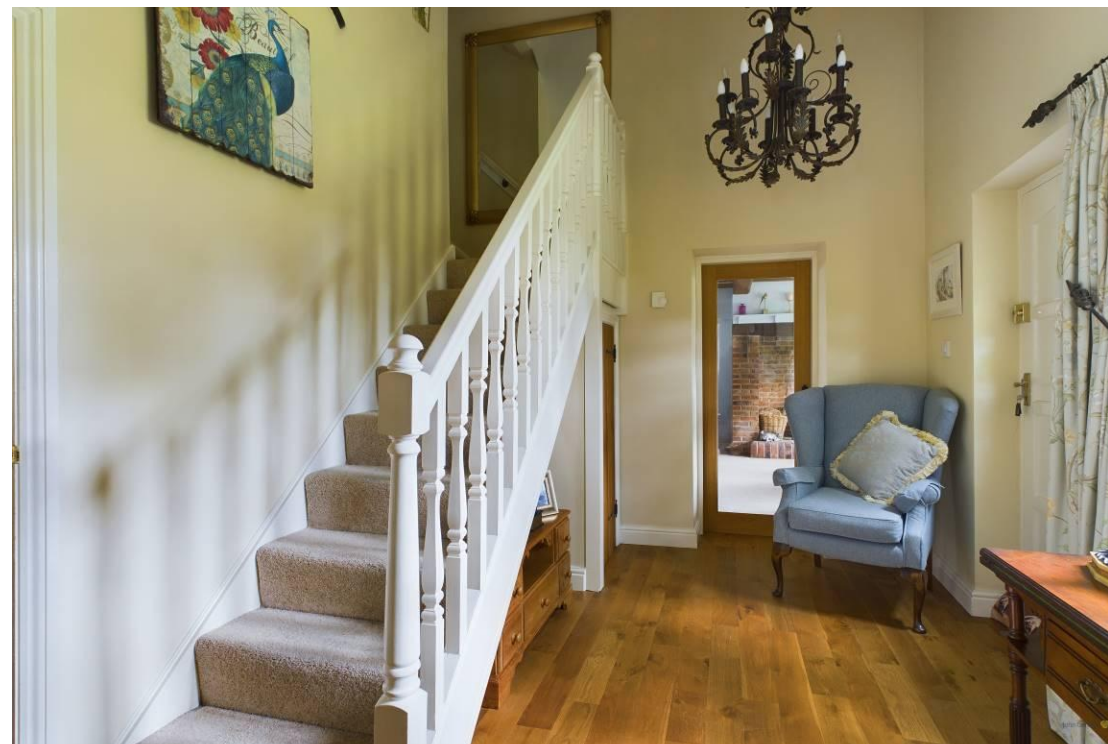
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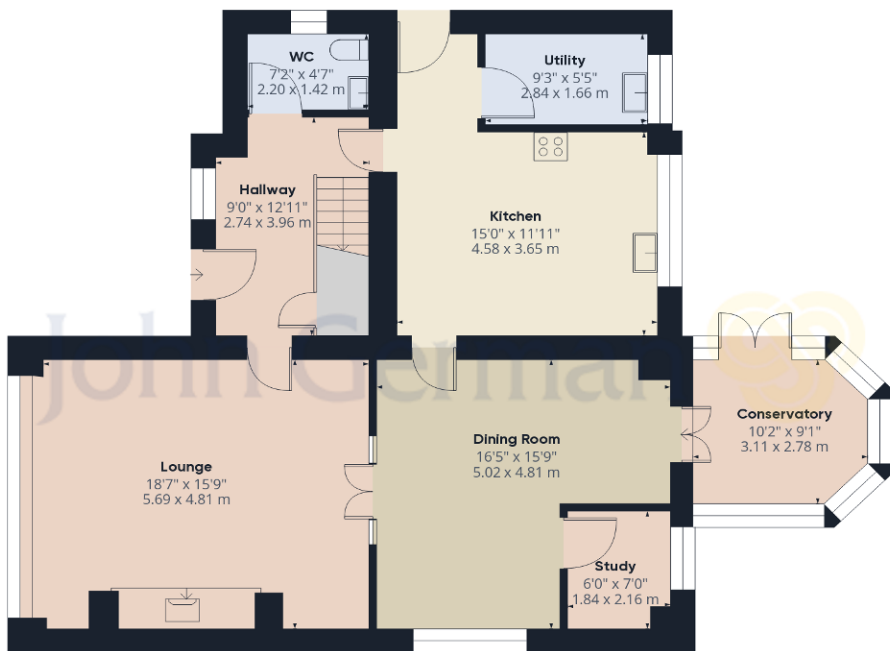








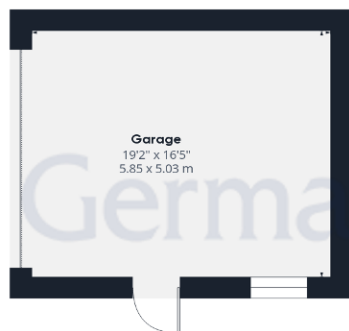




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2255.59 ft²

209.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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